

EXHIBIT "A"

LANDLORD'S WORK, PROCEDURE FOR PLANS & SPECIFICATIONS, AND SIGNAGE

I. LANDLORD'S WORK

A. STRUCTURE

1. Frame, etc.: The structural frame, columns, beams, floor slab and roof shall be constructed with non-combustible framing, and the floor slab and roof shall be designed to carry live loads in accordance with the governing building codes. Roofs will be insulated roof deck construction. Exterior walls above grade will be concrete block and/or suitable structural or framing members, with ties for anchorage of exterior veneers such as brick, stone, EIFS and other suitable materials. If any loads are applied to the roof or structural areas of the building which, in the opinion of Landlord shall be considered excessive, any costs for handling these structural changes shall be borne by Tenant.

B. STORE FRONT/DOORS

1. Storefront Design: Storefront will be designed by Landlord's architect to include anodized aluminum storefront with insulated clear glass.

2. Doors: One (1) front door 3'-0" x 7'-0" and one (1) metal back door 3'-0" x 7'-0" in existing location.

C. INTERIOR FINISH

1. Floors: All floors will be 4" unsealed concrete slab over 4" of compacted granular fill and vapor barrier as required by Landlord's engineer. Floors will be clean and level for tile, laminate and carpet installation. Street level only, unless elevators/escalators are present.

2. Walls: Demising walls to be built with 6" metal studs 24" on center with 5/8" gypsum board to the roof deck, taped, floated and sanded to 6" above finished ceiling (i.e. 10' 6" AFF) ready to receive finishes. Perimeter masonry walls will be furred out with 1 1/2" metal studs or hat channels and 5/8" gypsum board to the roof deck above, taped, floated and sanded to 6" above finished ceiling ready to receive finishes. The balance of the perimeter and demised walls shall be taped and floated to meet or exceed local building codes. ~~{Need to discuss with landlord concerning additional insulation}~~

3. Plumbing: 4" sanitary waste line. 1" domestic water supply with a minimum of 55 psi.

4. Restroom: Two (2) ADA compliant restrooms.

D. ELECTRICAL WORK

1. Leased Premises: Landlord will furnish one (1) dual face electric wall receptacle for every 20 linear feet of demised partition and one (1) GFCI outlet for each restroom.

2. Service: Landlord will provide one 200 amp electric service panel and meter base

(meter by Tenant) provided in a 120/208 volt 3 phase 4 wire format to the Leased Premises. Any increase in power requirements shall be paid for by Tenant. Electric distribution provided to lighting, emergency lighting and receptacles from the Tenant electric panel.

3. One (1) 6 gallon electric water heater mounted on a platform above the restroom ceiling with pan. Should Tenant require additional water heater for Tenants operations, additional water heater is a Tenant expense.

4. One (1) 20 amp circuit with junction box for signage. Provide conduit from the panel to the junction box located at the front wall of the building. Landlord to provide pull string and Tenant responsible to pull wire and make connections.

E. HEATING AND AIR CONDITIONING

1. Landlord will provide heating ventilation and air conditioning. Rooftop of split HVAC system-capacity of system will be total of 10 tons with potential adjustments based on final engineering design. 2 units preferable as 2-2.5 ton unit will need to be dedicated for lobby only.

F. UTILITIES

1. Water, Gas, Etc.: Normal waste lines shall be brought to the Leased Premises, stubbed in and connected to the public sewer.

2. In respect to gas, if this utility is available, subject to the sole discretion of Landlord, it shall be brought to the Leased Premises for HVAC heating. Water and electricity will also be brought to the Leased Premises. Tenant will be obligated to supply Tenant's own water meter (or sub-meter) and backflow prevention device, and in the event that Landlord has supplied a meter (or sub-meter) and/or a backflow prevention device, Tenant shall reimburse Landlord for the cost of the meter (or sub-meter) and backflow prevention device. This cost shall be determined as that amount paid by Landlord for the installation of said meter and the amount paid by Landlord for furnishing and installing the backflow prevention device.

G. FIRE PROTECTION

1. Fire protection system will be provided if required and will be designed as one grid system for the entire building. Sprinkler heads dropped to 10' above the finished floor. Additional sprinkler modifications to accommodate Tenant's interior layout to be performed by Landlord's contractor at Tenant's expense.

H. GENERAL

1. Landlord's Work shall be completed in accordance with all applicable governing codes, in a good and workmanlike manner, utilizing first quality new materials.

2. The Premises shall be free of all Hazardous Materials.

3. All ADA requirements and all other governing codes must be adhered to in all aspects of the site and building development.

4. The Premises shall be structurally sound, water-tight, with all utilities and facilities in good working order.

II. TENANT'S WORK

Landlord's Work is limited to the work hereinabove described and excludes work described as Tenant's Work; all work not classified as Landlord's Work is Tenant's Work.

Tenant's Work shall include all other necessary improvements to operate Tenant's business and shall include, but not be limited to, the purchase and/or installation and/or performance of the following, and all the following shall be at Tenant's expense. The plans and specifications and the detail and design shall be subject to the written approval of Landlord's architect.

PROCEDURE FOR CONSTRUCTION PLANS AND SPECIFICATIONS OF STORE FINISH:

1. Landlord will furnish Tenant a space layout of the demised premises which shall indicate the dimension of the Premises, column locations and sizes, doors, if existing, underground and overhead utility lines and any special conditions upon mutual execution and delivery of this Lease (if not sooner provided).
2. Within 30 days after the later of (a) full execution of this Lease and (b) Tenant's receipt of the plans described in paragraph 1 above, Tenant does acknowledge and agree to complete and deliver to Landlord an accurate and complete set of building store plans in CAD and PDF that shall comply with the criteria listed below for Landlord's written approval. In addition, Tenant does acknowledge and agree to complete and submit a full set of construction drawings in compliance with municipal code to obtain a building permit from the respective governing authority within 5 days after Landlord approves Tenant's plans (the Permit Submission Period). If Tenant fails to properly submit construction drawings or submit for its permits within the foregoing time periods for any reason whatsoever, then in order to compensate Landlord for its loss, the Commencement Date shall be escalated by one (1) day for each day of delay.

Criteria for Building Store Plans

- a. The storefront shall be confined to the space between the neutral piers and below the canopy soffit.
 - b. Limit of Tenant's lease line shall be 4" behind the face line of the neutral piers and at the abutting concrete walk expansion joint running parallel to the storefront. Tenant shall limit his storefront material to that lease line.
 - c. Neutral piers, canopy and canopy columns shall not be altered in any way.
 - d. All electrical, plumbing and mechanical information with outlets and equipment, etc., located with dimensions. Show explicitly the location by dimension of equipment requiring lighting or power, water or special supports, indicating wattage, voltage, amps, phase and horsepower rating of motors and required circuit breaker rating.
 - e. Fixture locations and planned floor and wall finish materials or color.
 - f. Any special requirements, such as special wiring, structural supports, etc.
3. In the event the plans and specifications, as provided to and approved by Landlord, contain work items to be paid by Tenant but performed by Landlord, Landlord shall provide Tenant with a cost quotation for said work. Tenant shall pay 50% of the cost of said work prior to start of construction by Landlord with the balance of such cost paid to Landlord by Tenant upon taking possession of the Premises.
 4. The determination as to when the Premises are ready for occupancy shall be as set forth in Section 10 of this Lease. Minor punch list items requiring completion by the Landlord, if any, shall not delay the Commencement Date.

MODIFICATIONS TO LANDLORD'S WORK, PROCEDURE FOR THE COMPLETION OF PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF STORE FINISH, OR SIGN.

Any changes to Landlord's Work necessitated by Tenant's Work shall be charged to Tenant plus an administrative fee equal to fifteen (15%) percent of the cost thereof. Tenant shall not be entitled to any credits resulting from charges herein.

SIGNAGE: Tenant shall be entitled to space on both sides of two (2) of the existing monument signs at the Shopping Center (one on Coolidge, one on Maple), with panels to be located in positions determined by Landlord. Tenant shall be responsible for all costs associated with its monument sign panels and storefront signage. Tenant's sign package is shown in Exhibit "F". Provided Tenant's sign package is in compliance with Landlord's sign criteria, Landlord shall not withhold its consent to such sign package.

1. Tenant will not place or cause to be placed or maintained any sign or advertising matter of any kind anywhere within the Shopping Center, except in the interior of the Premises, without Landlord's prior written approval. No symbol, design name, mark or insignia adopted by the Landlord for the Shopping Center shall be used without the prior written consent of Landlord. No illuminated signs located in the interior of any store and which are visible from the outside shall advertise any product. All signs located in the interior of any store shall be in good taste so as not to detract from the general appearance of the store and the Shopping Center. Tenant further agrees to maintain in good condition and repair at all items any such sign or advertising matter of any kind which has been approved by Landlord for use by Tenant.
2. The furnishing and installation of a sign and the costs incurred shall be the responsibility of the Tenant. Sign construction is to be completed in compliance with the instructions, limitations and criteria contained herein.
3. Each Tenant will be required to identify its premises by a sign.
4. Service doors will be provided with uniform signs identifying stores by the Landlord. Tenant shall not post other additional signs.